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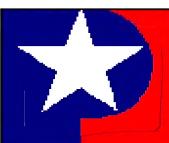
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Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED: 1,681,200 / 1,681,200
USE VALUE: 1,681,200 / 1,681,200
ASSESSED: 1,681,200 / 1,681,200
Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
6		CHAPMAN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: LEICH CHRISTOPHER/JUDITH E	
Owner 2:	
Owner 3:	

Street 1: 6 CHAPMAN ST	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Own Occ: Y

Postal: 02476	Type:
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PREVIOUS OWNER	
Owner 1: RUSSELL EDWARD T. JR--ETAL -	
Owner 2: RUSSELL MARY CHARLOTTE EMER -	

Street 1: 6 CHAPMAN ST	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry

Postal: 02476	
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NARRATIVE DESCRIPTION	
This parcel contains .421 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1907, having primarily Wood Shingle Exterior and 4089 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Amount	Com. Int

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	18350.000	714,800	5,600	960,800	1,681,200		78775
							GIS Ref
							GIS Ref
							Insp Date
							12/01/08

USER DEFINED

Prior Id # 1: 78775	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/30/21	09:11:09
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT		Parcel ID		TAX DISTRICT		PAT ACCT.				
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	714,800	5,600	18,350.	960,800	1,681,200		Year end	12/23/2021
2021	101	FV	693,500	5,600	18,350.	960,800	1,659,900		Year End Roll	12/10/2020
2020	101	FV	693,600	5,600	18,350.	960,800	1,660,000	1,660,000	Year End Roll	12/18/2019
2019	101	FV	512,200	5,600	18,350.	1,014,200	1,532,000	1,532,000	Year End Roll	1/3/2019
2018	101	FV	512,200	5,600	18,350.	747,300	1,265,100	1,265,100	Year End Roll	12/20/2017
2017	101	FV	512,200	5,600	18,350.	715,300	1,233,100	1,233,100	Year End Roll	1/3/2017
2016	101	FV	512,200	5,600	18,350.	661,900	1,179,700	1,179,700	Year End	1/4/2016
2015	101	FV	484,100	5,600	18,350.	555,100	1,044,800	1,044,800	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RUSSELL EDWARD	33365-327		7/31/2001		925,000	No	No		
	12707-370		10/1/1974		77,500	No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
8/17/2005	741	Re-Roof	56,995			G7	GR FY07	16 OZ COPPER FLASH	12/1/2008	Meas/Inspect	189	PATRIOT
									10/8/2001	MLS	MM	Mary M
									10/29/1999	Meas/Inspect	263	PATRIOT
									7/27/1992		KT	

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		18350	Sq. Ft.	Site		0	90.	0.58	10				View	10					960,790						960,800	

EXTERIOR INFORMATION

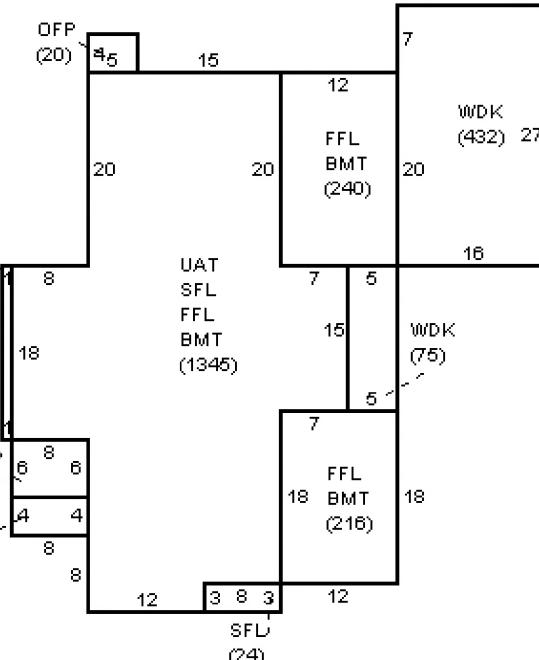
Type:	15 - Old Style	
Sty Ht:	2A - 2 Sty +Attic	
(Liv) Units:	1	Total: 1
Foundation:	3 - BrickorStone	
Frame:	1 - Wood	
Prime Wall:	1 - Wood Shingle	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	BROWN	
View / Desir:		

BATH FEATURES

Full Bath:	2	Rating: Average
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:	1	Rating: Average
A HBth:		Rating:
OthrFix:	2	Rating: Average

COMMENTS

OF=TOILET IN BMT.

SKETCH

10

GENERAL INFORMATION

Grade: B- - Good (-)

Year Blt: 1907 Eff Yr Blt:

Alt LUC:

Alt %:

Jurisdct:

Fact: .

Const Mod:

Lump Sum Adj:

INTERIOR INFORMATION

Avg Ht/FL: STD

Prim Int Wal 2 - Plaster

Sec Int Wall:

Partition: T - Typical

Prim Floors: 3 - Hardwood

Sec Floors: 4 - Carpet

Total: 10.8 %

CONDOS INFORMATION

Location:

Total Units:

Floor:

% Own:

Name:

DEPRECIATION

Phys Cond: GV - Good-VG 10. %

Functional: %

Economic: %

Special: %

Override: %

Exterior:

Interior:

Additions:

Kitchen:

Baths:

Plumbing:

Electric:

Heating:

General:

REMODELING**RES BREAKDOWN**

No Unit RMS BRS FL

1 7 3

1 7 3

1 7 3

CALC SUMMARY

Basic \$ / SQ: 135.00

Size Adj.: 0.97936010

Const Adj.: 0.99693000

Adj \$ / SQ: 131.808

Other Features: 123000

Grade Factor: 1.21

NBHD Inf: 1.00000000

NBHD Mod:

LUC Factor: 1.00

Adj Total: 801355

Depreciation: 86546

Depreciated Total: 714808

COMPARABLE SALES

Rate Parcel ID Typ Date Sale Price

WtAv\$/SQ: AvRate: Ind.Val

Juris. Factor: Before Depr: 159.49

Special Features: 0 Val/Su Net: 120.50

Final Total: 714800 Val/Su SzAd 224.22

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu # Ten
BMT	Basement	1,801	52.390	94,361	BMT	100	RRM		50 A
FFL	First Floor	1,801	131.810	237,386					
SFL	Second Floor	1,387	131.810	182,817					
WDK	Deck	539	7.830	4,221					
UAT	Upper Attic	336	52.720	17,728					
OFFP	Open Porch	68	40.640	2,763					
	Net Sketched Area:	5,932		Total: 539,276					
	Size Ad	3188	Gross Area	6941	FinArea	4089			

IMAGE

AssessPro Patriot Properties, Inc

**MOBILE HOME**

Make: Model: Serial #: Year: Color:

SPEC FEATURES/YARD ITEMS

Code Description A Y/S Qty Size/Dim Qual Con Year Unit Price D/S Dep LUC Fact NB Fa Appr Value JCod JFact Juris. Value

3 Garage D Y 1 24X24 A FR 1915 19.34 T 50 101 5,600 5,600

More: N

Total Yard Items: 5,600 Total Special Features:

Total: 5,600